

Cass County, Indiana
2007 Pay 2008 Budget Order

An analysis of the data with the 2007 Pay 2008 Budget Order for Cass County shows that the budgets, levies and tax rates to be approved are in compliance with Indiana statutes.

Cass County has two cross-county units, Pioneer Regional School Corporation, which originates in Cass County (the major county) and crosses into White County. Caston Community Schools crosses from Fulton County (the major county) into Cass County.

Cass County has one conservancy district, Rock Creek Cass - Carroll Conservancy District. A Conservancy District is a special taxing district created to provide flood control, irrigation, potable water or wastewater service within a specified area. The cost of providing these services are charged to landowners in the form of a special assessment based on the benefit provided. These special assessments are added to the property tax bill of each landowner and collected along with property taxes. Since the benefit derived may not relate to the assessed value of the property, these assessments are normally expressed in terms of dollars of assessment and not as a tax rate per \$100 of net assessed value. Therefore, the Conservancy District special assessment has not been included in this analysis.

Changes in Local Tax Levies

Tax levy increases are made up of routine increases in controlled levies, increases in tax rate controlled levies and debt service levies. Controlled levies increase based on an annual growth factor or excess levy appeals. Tax rate controlled levies increase based on increases in assessed value applied to a specific tax rate (tax rates are adjusted downward to eliminate the effect of reassessment or trending).

The total net decrease in tax levy for Pay 2008 on a county-wide basis was approximately \$1.5 million or 3.21%. Following are the levy changes that were greater than \$1 million or a 10% change over the previous year levy. The largest total dollar decrease in levy was due to the County Unit (\$1,850,160). The largest increase in levy was from Pioneer Regional School Corp. (\$308,867).

Cass County

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$5,129,608	\$6,039,760	\$910,152	17.74%
Election/Registration	319,851	-0-	-319,851	-100.00%
Health	334,511	139,069	-195,442	-58.43%

Cass County Welfare

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Welfare - Family and Children	\$2,800,028	\$771,832	-2,028,196	-72.43%

Total County levy decreased by \$1,850,160 or 16.18%.

Miami Township

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
Fire	\$12,772	\$18,396	\$5,624	44.03%
Emergency Fire Loan	9,620	76,881	67,261	699.18%
Cumulative Fire	-0-	19,775	19,775	-%

Total Township levy increased \$93,198 or 315.67%. Township received an excess levy appeal for volunteer fire in the amount of \$5,171 for 2008. Township received approval for an emergency fire loan for 2008. Cumulative Fund rate established in 2008.

Pioneer Regional School Corporation

<u>Fund</u>	<u>Pay 2007 Certified Levy</u>	<u>Pay 2008 Certified Levy</u>	<u>\$ Change</u>	<u>% Change</u>
General	\$1,347,704	\$1,451,123	\$103,419	7.67%
Bus Replacement	110,436	280,775	170,339	154.24%

Total School levy increase of \$308,867 or 9.60%. Bus Replacement levy increased to meet anticipated needs for replacement of aging fleet.

No units in the County exceeded the working maximum levy. All units in the County levied up to or near their working maximum levy.

No units in the County exceeded the normal statutory growth rate for controlled fund levies.

Changes in Real Property Gross Assessed Values

Real Property Gross Assessed Values increases by property class are as follows.

<u>Class</u>	<u>% Increase</u>
Agriculture	14.78%
Industrial	-8.42%
Commercial	1.32%
Residential	1.68%
Exempt	-18.64%
Utility	0.19%

Changes in the proportion of Gross Assessed Value by Class can create a burden shift from one class to another. The proportion (mix) of values of real property by class (this can represent the relative tax burden by class, except that it does not include the impact of deductions or credits).

<u>Class</u>	<u>2007 Ratio</u>	<u>2008 Ratio</u>
Agriculture	23.04%	25.54%
Industrial	6.05%	5.35%
Commercial	12.68%	12.41%
Residential	55.53%	54.54%
Exempt	2.48%	1.95%
Utility	0.22%	0.21%

As can be seen from the analysis, a shift from residential, industrial, exempt, and commercial property to agricultural property occurred. This shift was approximately 2.50%.

Change in Net Tax Rates

Changes in net tax rate by district were as follows.

<u>District</u>	<u>Change in NAV</u>	<u>Change in Levy</u>	<u>Change in Gross Tax Rate</u>	<u>Change in Business Personal Property Net Tax Rate</u>	<u>Change in Real Estate and Other Personal Property Net Tax Rate</u>	<u>Change in Homestead Net Tax Rate</u>
ADAMS TOWNSHIP	13.09%	1.91%	-9.89%	-8.64%	-4.91%	-11.59%
BETHLEHEM TWP	14.77%	3.24%	-10.04%	-8.84%	-5.15%	-11.72%
BOONE TOWNSHIP	9.26%	3.01%	-5.73%	-4.84%	-3.61%	-13.75%
ROYAL CENTER TN	2.09%	-2.83%	-4.82%	-4.07%	-2.54%	-16.79%
CLAY TOWNSHIP	6.54%	-1.48%	-7.53%	-7.10%	-5.88%	-12.94%
LOGANSPOUT CITY- Clay Twp.	5.88%	1.42%	-4.21%	-3.65%	-2.38%	-15.87%
CLINTON TOWNSHIP	10.11%	1.78%	-7.56%	-7.14%	-5.91%	-12.94%
DEER CREEK TWP	14.48%	3.73%	-9.39%	-9.34%	-7.79%	-17.66%
EEL TOWNSHIP	3.38%	-3.77%	-6.92%	-6.43%	-5.20%	-13.06%
LOGANSPOUT CITY- Eel Twp.	-2.94%	-6.95%	-4.13%	-3.56%	-2.30%	-15.85%
HARRISON TWP	14.50%	7.74%	-5.90%	-5.06%	-3.85%	-13.75%
JACKSON TOWNSHIP	10.33%	0.03%	-9.34%	-9.28%	-7.76%	-17.43%
GALVESTON TOWN	-2.60%	-7.24%	-4.76%	-4.03%	-3.04%	-16.87%
JEFFERSON TWP	8.88%	2.69%	-5.68%	-4.78%	-3.55%	-13.65%
MIAMI TOWNSHIP- Southeastern Sc	9.19%	5.66%	-3.23%	-1.97%	0.43%	-8.19%
MIAMI TOWNSHIP- Logansport Comm	7.37%	4.78%	-2.42%	-1.28%	0.46%	-5.87%
NOBLE TOWNSHIP- Pioneer Regiona	3.72%	-2.07%	-5.58%	-4.67%	-3.40%	-13.86%
NOBLE TOWNSHIP- Logansport Comm	-1.37%	-8.78%	-7.51%	-7.08%	-5.85%	-13.07%
LOGANSPOUT CITY- Noble Twp.	-3.38%	-7.44%	-4.20%	-3.64%	-2.37%	-15.91%
TIPTON TOWNSHIP	12.98%	2.53%	-9.25%	-9.17%	-7.68%	-16.74%
ONWARD TOWN	0.77%	-5.41%	-6.13%	-5.60%	-4.07%	-17.23%
WALTON TOWN	1.52%	-5.71%	-7.13%	-6.75%	-5.16%	-17.36%
WASHINGTON TOWNSHIP- Southeaste	11.53%	1.83%	-8.70%	-8.52%	-7.00%	-17.20%
WASHINGTON TOWNSHIP- Logansport	17.55%	9.21%	-7.10%	-6.61%	-5.41%	-12.80%
LOGANSPOUT CITY- Washington Twp	-7.00%	-10.88%	-4.18%	-3.61%	-2.34%	-15.89%
LOGANSPOUT CITY- Clinton Twp.	-1.21%	-5.38%	-4.21%	-3.66%	-2.38%	-15.91%
LOGANSPOUT CITY- WASH TWP-SE SC	-14.10%	-18.28%	-4.87%	-4.33%	-2.81%	-19.29%
Average	4.35%	-3.25%	-6.02%	-5.36%	-3.87%	-14.74%

Downward pressure on tax rates came from increases in Assessed Value due to trending, the increased Homestead Credit rate, and decreases in tax levies.

The change in levy percentage in the table above doesn't include the levy from the conservancy district. When that levy is included, the decrease in levy, county wide, is 3.21%.

The estimated reduction in net homestead tax bills for Cass County is 40.10%. This percentage reduction does not include the impact of the CEDIT homestead credit for Cass County.

Assessment Status

The DLGF has prepared an analysis of assessed valuation change by property class based on a review of parcel data. The results of this analysis are summarized in the table below:

DATA NOT AVAILABLE

Property Class	Percent of Parcels with Identified Assessed Valuation Change					
	<u>Decrease</u>	<u>No Change</u>	<u>0 – 10% Increase</u>	<u>10 – 30% Increase</u>	<u>30 – 100% Increase</u>	<u>More Than Doubled</u>
Commercial						
Industrial						
Residential						
Overall						

TIF Neutralization Worksheets

The County has several Tax Increment Areas. A Tax Increment Financing (TIF) Neutralization Worksheet must be completed for each TIF District in order to calculate tax increment generated by real property growth rather than increases in assessed valuation due to reassessment or trending. The TIF Neutralization Worksheets were reviewed for both numerical accuracy and for logical analysis and completeness.